700 W Ave
Levelland, TX 79336

Retail
Investment Opportunity
Offering Memorandum

7-Eleven Guaranty | Bonus Depreciation Eligible | Bite Sized Deal

MATTHEWS™

Exclusively Listed By

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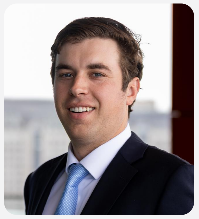

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Property Overview

$360,000 List Price	**±3 Years** Lease Term Remaining	**Absolute NNN** Lease Type
6.00% Cap Rate	**±9,002 SF** GLA	**1984** Year Built

Investment Highlights

Lease & Location Highlights

- Extremely cheap bite sized deal
- ABS NNN C-store with Zero landlord responsibilities
- +30 Year operating history at this location (tenant first opened in 1984)
- The property qualifies for bonus depreciation (consult with a tax professional for details)
- Texas is an income tax free state
- Corporately guaranteed lease from 7-Eleven
- Average household income of $83,673 annually
- Levelland is located just 30-minutes West of Lubbock, TX
- Nearby national tenants include Napa Auto Parts, Walmart Supercenter, McDonald's, Starbucks, Whataburger, KFC, Tractor Supply, and many more

Tenant Highlights

- 7-Eleven is the world's largest convenience store chain with more than 85,000 stores in 20 countries
- 25% of the U.S. population lives within one mile of a 7-Eleven stores
- 7-Eleven holds a S&P credit rating of "A" and is publicly traded "SVNDY"
- 7-Eleven plans to add 1,300 new stores in North America by 2030 as part of their aggressive worldwide expansion plan

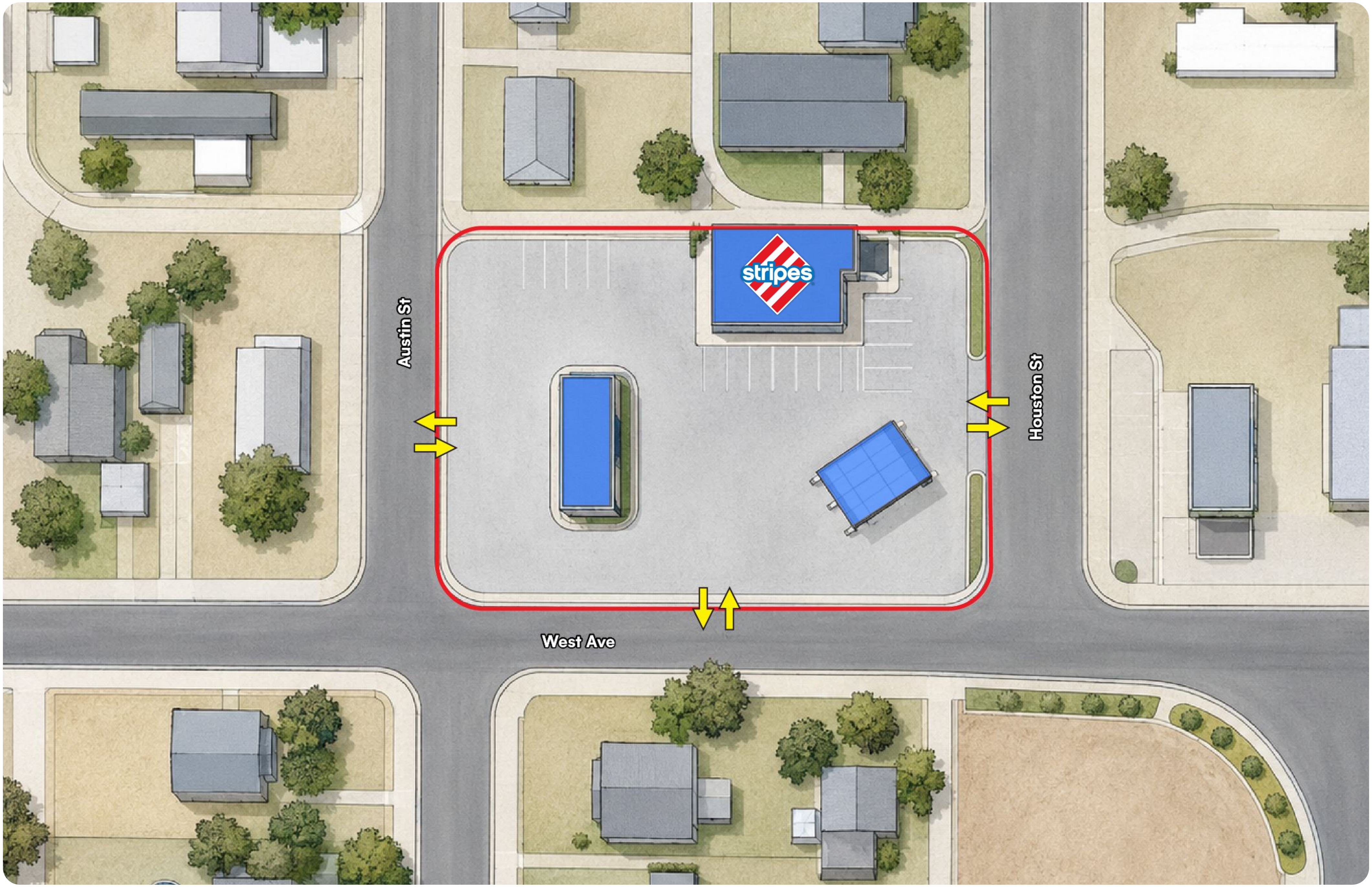
Aerial Map

N
YELLOWJACKET OILFIELD SERVICES
A YJOS COMPANY
SPARTAN Public Transportation
Best Western
Walmart Supercenter
Holiday Inn Express
DODGE RAM Jeep WRANGLER
114
± 10,800 VPD
stripes
Subject Property
NAPA
HIBBETT SPORTS
BRAUM'S
Domino's Pizza
Pizza Hut
TACO BELL
WHATABURGER
KFC
McDonald's
United supermarkets
Levelland High School
±800 Students
385
Little Caesars
Park Terrace Apartments
±114 Units
± 14,300 VPD
SOUTH PLAINS COLLEGE
South Plains College
±9,000 Students | ±1,000 Employees
SOUTH PLAINS COLLEGE
South Plains College Cosmetology
±28 Stylists
TSC TRACTOR SUPPLY CO

Aerial Map

N
Lubbock Preston Smith International Airport
±60 Employees
±15 Million Passangers
Walmart Supercenter
84
± 16,400 VPD
UMC HEALTH SYSTEM
University Medical Center
±495 Beds | ±5,400 Employees
stripes
Subject Property
Levelland Middle School
±775 Students
Walmart Supercenter
114
± 10,800 VPD
Lubbock
Costco Wholesale
Marshalls
HomeGoods
Bass Pro Shops
Nordstrom rack
Cost Plus World Market
South Plains College
South Plains College
±9,000 Students | ±1,000 Employees
Canyon West
sam's club
PetSmart
Target
Ross Dress for Less
ULTA Beauty
DSW
Office Depot
Total Wine & More
The Home Depot
Texas Tech University
Texas Tech University
±42,000 Students | ±11,500 Employees
± 14,300 VPD
23
South Plains Mall
Dillard's
Barnes & Noble
JCPenney
Bath & Body Works
Foot Locker
Premiere Cinemas
± 11,700 VPD
385

Site Plan



Financial Summary

$360,000
List Price

6.00%
Cap Rate

1984
Year Built

±10,800 VPD
Hwy 114

$21,600
NOI

Tenant Summary

Tenant Trade Name	Stripes
Type of Ownership	Fee Simple
Lease Guarantor	7 Eleven (Corporate)
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	6/18/1984
Lease Expiration Date	6/17/2029
Term Remaining on Lease	±3 Years
Increase	10% In Options
Options	Two, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/17/2029	**$1,800.00**	**$21,600.00**	**-**	**6.00%**
Option 1	$1,980.00	$23,760.00	10.00%	6.60%
Option 2	$2,178.00	$26,136.00	10.00%	7.26%

Tenant Overview

Year Founded
1938

Headquarters
Irving, TX

Ownership Status
Subsidiary of 7-Eleven

Employees
10,000+

Locations
525+

Parent Company Revenue
$53 Billion

Tenant Overview

Stripes® Convenience Stores is a leading convenience store and fuel retailer with a strong presence across Texas and neighboring markets. The brand has built a loyal customer base through its combination of fuel services, convenience retail, and proprietary food offerings, most notably the highly recognized Laredo Taco Company®. Today, Stripes operates as a subsidiary of 7-Eleven, Inc., benefiting from the operational scale, supply chain efficiencies, and financial backing of one of the world's largest convenience store operators. The brand remains a dominant neighborhood retailer in many South Texas communities and continues to leverage 7-Eleven's merchandising, loyalty, and digital initiatives while maintaining its regional identity.

Why Invest in Stripes?

- **Backed by an Industry-Leading Parent Company** - Stripes is a wholly owned subsidiary of 7-Eleven, Inc., one of the world's largest convenience store operators. The brand benefits from the financial strength, operational expertise, and extensive supply chain of a global organization with more than 85,000 stores worldwide, providing long-term stability and significant institutional backing.

- **Market-Leading Regional Brand with Strong Customer Loyalty** - Stripes has established a dominant presence throughout Texas and Louisiana, particularly in South Texas. Its strong regional brand recognition, coupled with the highly successful Laredo Taco Company® foodservice concept, drives recurring customer traffic and enhances store-level performance.

- **Resilient Convenience Retail Business Model** - The company's diversified revenue streams—including fuel sales, convenience merchandise, beverages, and prepared foods—help generate consistent cash flow across varying economic cycles. Convenience stores have historically demonstrated resilience due to their essential, everyday consumer offerings.

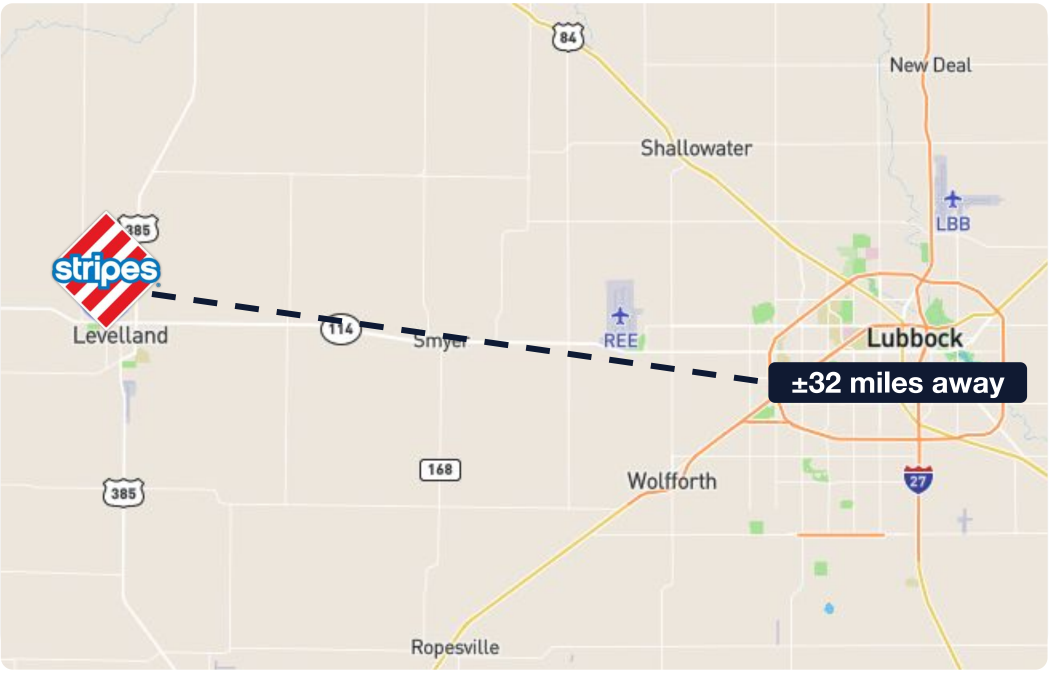
- **Continued Investment in Growth and Digital Innovation** - As part of the 7-Eleven network, Stripes benefits from ongoing investments in store modernization, loyalty programs, mobile ordering, delivery partnerships, and data-driven merchandising. These initiatives strengthen customer engagement, improve operational efficiency, and position the brand for sustained long-term growth.

Levelland, TX

Local Market Overview

Levelland serves as the commercial hub for Hockley County, supporting both local residents and the surrounding agricultural communities across the South Plains region. Located approximately 32 miles west of Lubbock along U.S. Highway 114, the city benefits from convenient regional connectivity while maintaining a stable, community-oriented economy. Retail demand is supported by a diverse employment base that includes agriculture, oil and gas production, education, healthcare, and local government. Major institutions such as South Plains College and Covenant Health facilities contribute a steady daytime population, while the area's energy sector provides additional consumer spending during periods of increased drilling activity. Together, these industries create consistent demand for essential retail goods and services throughout the year.

Levelland's retail inventory is largely composed of neighborhood shopping centers, freestanding retailers, quick-service restaurants, automotive service providers, and national discount retailers that cater to both residents and consumers from neighboring rural communities. The market is driven primarily by necessity-based spending rather than tourism, resulting in relatively stable sales performance and tenant demand across economic cycles. Limited speculative development has helped keep retail supply balanced, allowing well-located properties to maintain healthy occupancy levels. As the primary retail destination within Hockley County, Levelland continues to attract investment in infill redevelopment, single-tenant net lease properties, and service-oriented businesses seeking reliable, long-term demand in a market characterized by affordability, limited competition, and a loyal regional customer base.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	12,062	13,651	14,987
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	4,443	5,051	5,561
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$81,723	$83,673	$86,571

Lubbock, TX MSA

Local Market Overview

Lubbock continues to offer a balanced housing environment supported by steady population growth, a diverse employment base, and strong affordability compared to larger Texas markets. The presence of Texas Tech University, along with the healthcare and agricultural sectors, plays a major role in sustaining consistent housing demand and overall market stability.

Retail activity in Lubbock remains resilient, with continued interest in both new development and redevelopment projects. Grocery-anchored centers, quick-service restaurants, and experiential retail concepts have performed particularly well, reflecting shifting consumer preferences toward convenience and experience-based spending. Additionally, the student population contributes significantly to retail demand, supporting dining, entertainment, and lifestyle-oriented businesses.

Market Demographics

272,000
Total Population

135,000
Employed Population

TEXAS TECH

±29 Miles From Subject Property

Texas Tech University

32,500+
Undergraduate Students

8,100+
Graduate Students

Texas Tech University

Texas Tech University is a large public research university located in Lubbock, Texas, and was established in the early twentieth century. It has grown into a major institution that serves a diverse student population and offers a wide variety of academic opportunities. The university includes multiple colleges that provide programs in fields such as engineering, business, agriculture, communications, health sciences, education, and the arts. It is recognized for its strong emphasis on research and innovation, contributing to important developments in areas like energy, environmental science, and cybersecurity.

The campus is known for its distinctive Spanish Renaissance-style architecture, with red tile roofs and open spaces that give it a cohesive and traditional look. Students often describe the environment as welcoming, with a strong sense of community and school pride. Lubbock itself has a college-town atmosphere, offering a mix of entertainment, dining, and cultural activities, while also maintaining a relatively affordable cost of living compared to many other university cities.

Student life at Texas Tech is active and engaging, with numerous organizations, clubs, and events that allow students to get involved and build connections. Greek life, intramural sports, and campus traditions all play a role in shaping the student experience. Athletics are also an important part of the university's identity, with the Red Raiders and Lady Raiders competing at a high level and drawing strong support from students and alumni.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 700 W Ave, Levelland, TX, 79336 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials   Date